

081.0

0004

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

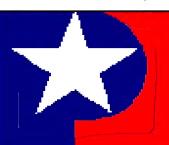
Total Card / Total Parcel
642,300 / 642,300

USE VALUE:

642,300 / 642,300

ASSESSED:

642,300 / 642,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDOX JAYMETH E & AMANDA H
Owner 2:	
Owner 3:	

Street 1: 12 CANDIA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DIMOND STEVEN M-PAMELA J -

Owner 2: -

Street 1: 12 CANDIA STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,009 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1979, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5009		Sq. Ft.	Site		0	70.	1.14	5									399,189						399,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5009.000	241,700	1,400	399,200	642,300		50517
							GIS Ref
							GIS Ref
							Insp Date
							01/05/09

PREVIOUS ASSESSMENT								Parcel ID	081.0-0004-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,700	1400	5,009.	399,200	642,300	642,300	Year End Roll	12/18/2019
2019	101	FV	218,200	1500	5,009.	404,900	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	218,200	1500	5,009.	302,200	521,900	521,900	Year End Roll	12/20/2017
2017	101	FV	218,200	1500	5,009.	273,700	493,400	493,400	Year End Roll	1/3/2017
2016	101	FV	218,200	1500	5,009.	262,300	482,000	482,000	Year End	1/4/2016
2015	101	FV	208,200	1500	5,009.	222,400	432,100	432,100	Year End Roll	12/11/2014
2014	101	FV	208,200	1500	5,009.	211,000	420,700	420,700	Year End Roll	12/16/2013
2013	101	FV	208,200	1500	5,009.	200,700	410,400	410,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMOND STEVEN M	74634-369	1	5/8/2020		735,000	No	No		
	13448-577		5/1/1978		49,400	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
12/5/2013	1776	Re-Roof	7,103	C					7/16/2020	SQ Mailed	MM	Mary M									
4/15/2008	358	Redo Kit	7,400			G9	GR FY09		2/6/2014	Info Fm Prmt	EMK	Ellen K									
3/23/1995	120	New Wind	3,500					NEW WINDOWS	1/5/2009	Measured	336	PATRIOT									
									2/11/2000	Inspected	264	PATRIOT									
									1/11/2000	Mailer Sent											
									1/11/2000	Measured	264	PATRIOT									
									12/1/1981		MS										

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	GD - Good
Prim Int Wall:	1 - Drywall	Functional:	
Sec Int Wall:	%	Economic:	
Partition:	T - Typical	Special:	
Prim Floors:	4 - Carpet	Override:	
Sec Floors:	%	Total:	14

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const. Adj.:	0.98010004
Adj \$ / SQ:	138.929
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282967
Depreciation:	41313
Depreciated Total:	241654

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	138.93
Special Features:	0		Val/Su Net:	120.25
Final Total:	241700		Val/Su SzAd	209.81

MOBILE HOME

Make:

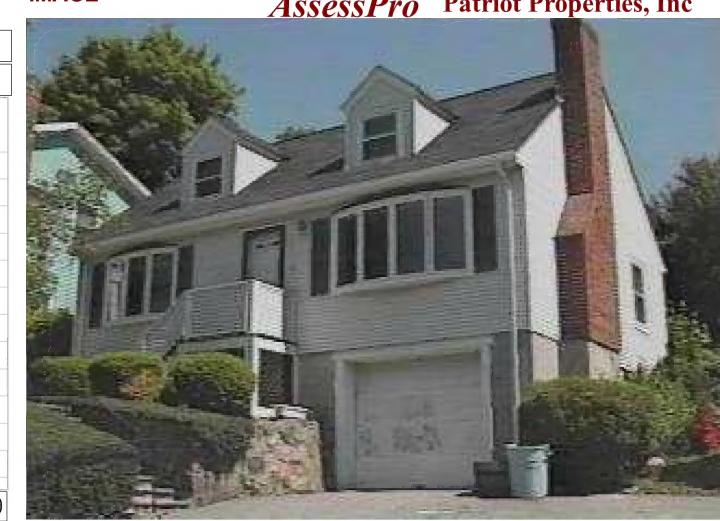
del:

Serial #: |

PARCEL ID 081.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1 11X16	A	AV	1980	11.68	T	31.2	101			1,400			1,400



AssessPro Patriot Properties, Inc

IMAGE